

# Casino Shoppes

13118 Highway 61 North  
Tunica Resorts, MS 38664

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## KEY FACTS

More than 8 million people a year choose The South's Casino Capital for their vacation getaway.

The Tunica area is now the third largest gaming region in the United States, after Las Vegas and Atlantic City. It's booming effect on the local economy has spurred population growth in unincorporated parts of the county outside Tunica proper.

Casino Shoppes are located 12 miles south of Memphis

## CENTER SIZE

181,000 sq. ft. GLA  
72,500 sq. ft. proposed expansion

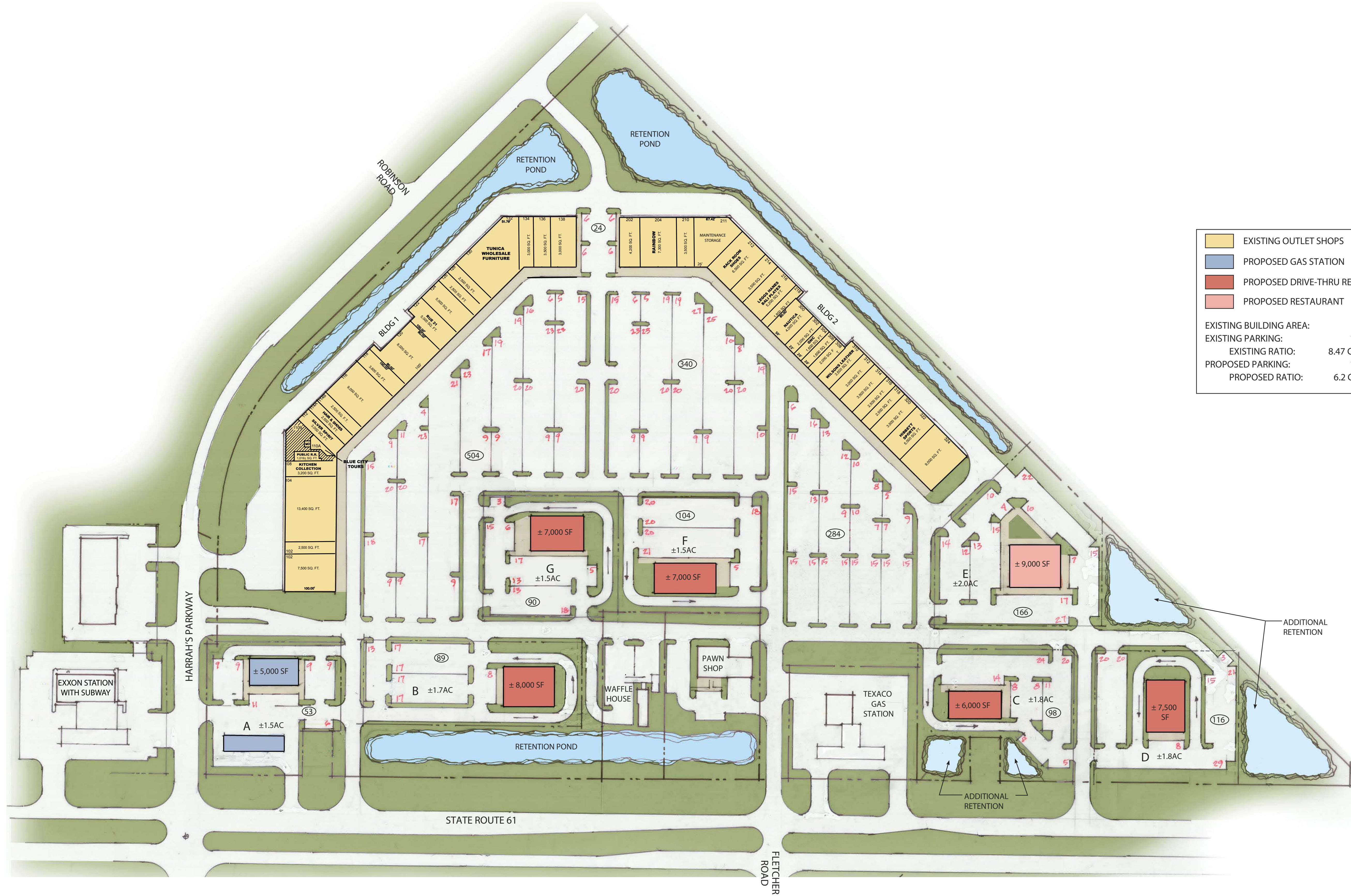
## DEMOGRAPHICS

(Population / Average HH Income)  
25 Miles - 115,945 / \$52,112  
50 Miles - 1,303,165 / \$62,629

## LEASING INFORMATION

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|   |                                |
|---|--------------------------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>     | EXISTING OUTLET SHOPS          |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>  | PROPOSED GAS STATION           |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> | PROPOSED DRIVE-THRU RESTAURANT |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span>  | PROPOSED RESTAURANT            |
| EXISTING BUILDING AREA: 181,000 SF  |                                |
| EXISTING PARKING: 1,534 CARS  |                                |
| EXISTING RATIO: 8.47 CARS/1,000   |                                |
| PROPOSED PARKING: 1,128 CARS  |                                |
| PROPOSED RATIO: 6.2 CARS/1,000  |                                |

ADDITIONAL RETENTION

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STATE ROUTE 61

FLETCHER ROAD

HARRAH'S PARKWAY

ROBINSON ROAD

RETENTION POND

RETENTION POND

RETENTION POND

RETENTION POND

RETENTION POND

RETENTION POND

RETENTION POND

RETENTION POND

EXXON STATION WITH SUBWAY

TEXACO GAS STATION

Waffle House

PAWN SHOP

± 8,000 SF

± 5,000 SF

A ±1.5AC

B ±1.7AC

± 7,000 SF

G ±1.5AC

F ±1.5AC

± 7,000 SF

± 6,000 SF

C ±1.8AC

± 9,000 SF

E ±2.0AC

± 7,500 SF

D ±1.8AC

KITCHEN COLLECTION

TUNICA WHOLESALE FURNITURE

RAINBOW

MAINTENANCE STORAGE

BLDG 2

BLDG 1

340

504

104

284

166

89

116

98

53

BLUE CITY TOURS

BLDG 1

BLDG 2

BLDG 1

BLDG 2